094.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	582,000 / 582,000
					USE VALUE:	582,000 / 582,000
					ASSESSED:	582,000 / 582,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS STEPHEN L-KAREN L/TR
Owner 2:	THOMAS FAMILY TRUST
Owner 3:	
Street 1:	22 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THOMAS STEPHEN L-KAREN L -
Owner 2:	-
Street 1:	22 AERIAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Vinyl Exterior and 1257 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	186,700	500	394,800	582,000
Total Card	0.110	186,700	500	394,800	582,000
Total Parcel	0.110	186,700	500	394,800	582,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.19 | /Parcel: 463.1

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 61159

GIS Ref

GIS Ref

Insp Date 09/27/18

!7688!

PREVIOUS ASSESSMENT

Parcel ID 094.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,700	500	4,800.	394,800	582,000	582,000	Year End Roll	12/18/2019
2019	101	FV	161,500	600	4,800.	400,400	562,500	562,500	Year End Roll	1/3/2019
2018	101	FV	164,000	600	4,800.	298,900	463,500	463,500	Year End Roll	12/20/2017
2017	101	FV	164,000	600	4,800.	270,700	435,300	435,300	Year End Roll	1/3/2017
2016	101	FV	164,000	600	4,800.	259,400	424,000	424,000	Year End	1/4/2016
2015	101	FV	154,600	600	4,800.	220,000	375,200	375,200	Year End Roll	12/11/2014
2014	101	FV	154,600	600	4,800.	208,700	363,900	363,900	Year End Roll	12/16/2013
2013	101	FV	154,600	600	4,800.	198,500	353,700	353,700		12/13/2012

PRINT

Date	Time
12/10/20	22:18:10

LAST REV

Date	Time
10/05/18	12:16:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7688

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS STEPHEN	64619-405		12/8/2014	Convenience	1	No	No		
	15779-152		9/1/1984		90,000	No	No		Y

USER DEFINED

Prior Id # 1:	61159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Meas/Inspect	BS	Barbara S
12/2/2008	Meas/Inspect	345	PATRIOT
4/18/2000	Inspected	276	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	197	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	70.	1.18	5									394,800						394,800	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,800 | Spl Credit | Total: 394,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	173.040
Other Features:	51750
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253706
Depreciation:	66978
Depreciated Total:	186728

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

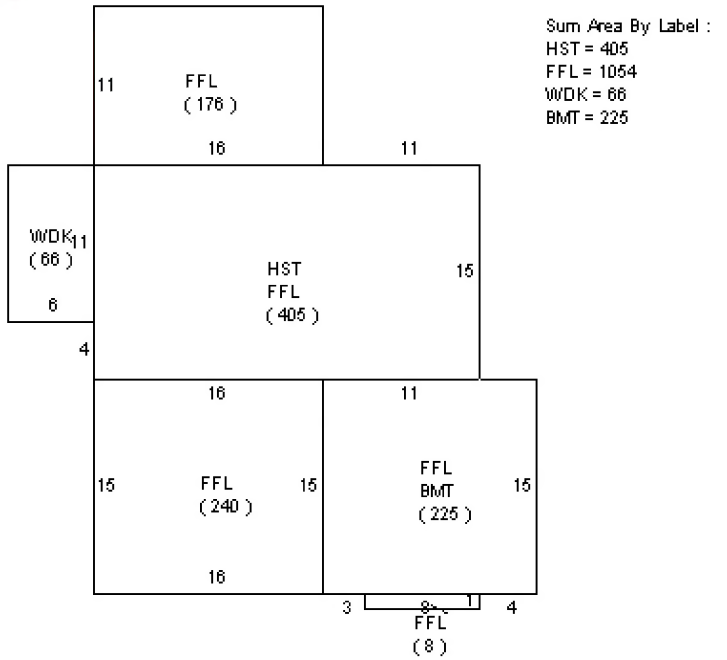
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,054	173.040	182,384
BMT	Basement	225	51.910	11,680
HST	Half Story	203	173.040	35,041
WDK	Deck	66	15.780	1,041

Net Sketched Area:	1,548			Total:	230,146
Size Ad	1256.5	Gross Are	1750	FinArea	1257

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.74
Special Features:	0	Val/Su Net:	120.61
Final Total:	186700	Val/Su SzAd	148.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	225	A	AV	1970	3.92	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500